

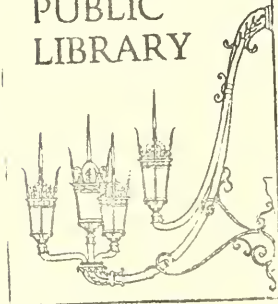


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ACKNOWLEDGEMENTS

The inventory, for which the accompanying data and exhibits provide a brief summary, was undertaken as an indispensable step in the course of studies designed to serve, in part, in the eventual re-zoning of the City of Boston. This inventory (especially in so far as it applied to office buildings) could not have been carried to completion without the assistance of the following: the Building Owners and Managers Association of the Boston Real Estate Board, and many of their member firms; several scores of building managers and superintendents; the (U.S.) General Services Administration; and the (Mass.) Superintendent of Buildings. Their generous cooperation is, accordingly, herewith acknowledged with appreciation.

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1. The first part of the report is a general introduction to the subject of the study. It discusses the importance of the study and the objectives of the research.

2. The second part of the report is a detailed description of the methodology used in the study. It includes information about the sample size, the data collection methods, and the statistical analysis techniques.

3. The third part of the report is a presentation of the results of the study. It includes tables, figures, and text describing the findings of the research.

4. The fourth part of the report is a discussion of the results and their implications. It discusses the strengths and limitations of the study and provides suggestions for future research.

5. The fifth part of the report is a conclusion. It summarizes the main findings of the study and provides a final statement on the importance of the research.

6. The sixth part of the report is a list of references. It includes a list of all the sources used in the study, including books, articles, and other documents.

7. The seventh part of the report is an appendix. It includes any additional information that is relevant to the study, such as raw data, additional tables, or figures.

8. The eighth part of the report is a glossary. It includes definitions of all the key terms used in the study.

9. The ninth part of the report is a list of abbreviations. It includes a list of all the abbreviations used in the study.

10. The tenth part of the report is a list of symbols. It includes a list of all the symbols used in the study.

11. The eleventh part of the report is a list of figures. It includes a list of all the figures used in the study.

12. The twelfth part of the report is a list of tables. It includes a list of all the tables used in the study.

13. The thirteenth part of the report is a list of equations. It includes a list of all the equations used in the study.

14. The fourteenth part of the report is a list of definitions. It includes a list of all the definitions used in the study.

15. The fifteenth part of the report is a list of acknowledgments. It includes a list of all the people and organizations that have helped with the study.

16. The sixteenth part of the report is a list of funding sources. It includes a list of all the sources of funding for the study.

17. The seventeenth part of the report is a list of permissions. It includes a list of all the permissions obtained for the study.

18. The eighteenth part of the report is a list of other relevant information. It includes any other information that is relevant to the study.

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## SUMMARY OF FINDINGS.

### A. Volume, Use, and General Quality of Accommodations

1. Excluding residential accommodations and all basement space, inventoried building accommodations within the Survey Area (see Map A) add up to a total of 53 million sq ft of floor space gross. With 5 percent of this found to be vacant at the time of the inventory, occupied accommodations total just over 50 million sq ft gross.

2. Purposes for which these occupied accommodations were being used can be summarized as follows: (a) Office space accounts for 40 percent of the total, with the remainder being equally divided, for practical purposes, between two groups - (b) retail trade and consumer services, and (c) wholesale trade and manufacturing. More specifically -

a. Banking, insurance, and government account for over 40 percent of the 20 million gross sq ft of office space;

b. Accommodations occupied by retail trade and consumer service establishments total 14 million sq ft gross, nearly one-half of this being accounted for by the three most important types of establishments included - department stores, apparel shops, and hotels; and

c. Space given over to wholesale trade and manufacturing likewise comes to a total 14 million sq ft gross, with each of these two groups being more or less equally represented.

3. Quality of the total plant is suggested in a general way by the fact that only 30 million (or 60 percent) of the 50 million gross sq ft of occupied accommodations are in fireproof structures (as designated in the Sanborn Atlas). More significantly, however, it is to be seen (Chart I) that the ratio varies widely from one type of accommodation to another;

At one extreme, 85 percent of the occupied office space is in fireproof structures; and for consumer service establishments (hotels, theatres, and garages, for the most part), the ratio is 72 percent. On the other hand, fireproof accommodations account for little more than one-third of the space used for manufacturing (37 percent) and retail trade (35 percent); and for wholesale trade and storage warehouses, the ratio is only 21 percent.

4. Vacant space, as previously noted, represents 5 percent of the non-residential accommodations inventoried, or 2.7 million sq ft gross. The vacancy ratio varies significantly, however, by type of accommodation:

a. The vacant office space total of 700,000 sq ft represents only 3 percent of the accommodations of this type, whereas the ratio for the remainder is over 6 percent; and

b. Less than 2 percent of the accommodations in fireproof structures were found to be vacant, versus a ratio of 10 percent for accommodations in structures which are not fireproof.

TO THE HONORABLE MEMBERS OF THE HOUSE OF REPRESENTATIVES

OF THE STATE OF NEW YORK

IN SENATE

REPORT

OF THE

COMMISSIONERS OF THE LAND OFFICE

IN ANSWER TO A RESOLUTION

PASSED BY THE SENATE

APRIL 18, 1884

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## B. Location and Density of Accommodations

### 1. Types of functional areas

Inventory results establish the fact that 74 percent of the 234 acres of net built-up area within the Survey Area is accounted for by blocks where one or another of the following four types of space-use predominates - office space, retail trade and consumer services, manufacturing, and wholesale trade:

- a. The "office" blocks account for 29 percent;
- b. The "retail" blocks account for 29 percent; and
- c. The blocks where either wholesale trade or manufacturing is the predominant use account for 16 percent of the total.

It is furthermore to be noted (see Map A) that the location of these "office" blocks, "retail" blocks, etc, is such that, as a general rule, they form large contiguous areas.

Because of this significant grouping of related uses into distinct geographic areas, the following treatment of the location of accommodations within the Survey Area is expressed, for the most part, in terms of the "functional areas" where one or another of these four types of use is predominant. When appropriate, corresponding treatment will be given at the same time to the "mixed" blocks, which account for the remaining 26 percent of the net built-up area, and where no one type of use predominates.

### 2. Selected functional area characteristics

a. Most distinguishing feature in each case is the relative importance of the predominant use, varying as it does from one type of area to another (see Chart II):

i. Highest ratio of predominance is that for the three Office Areas, where office space accounts for an average 79 percent of all accommodations, with little variation between them;

ii. Of all accommodations in the four Retail Areas, space used by retail trade and consumer service establishments accounts for 68 percent of the total, although the composition of each represents a distinct departure from this average (see Chart III);

iii. Corresponding ratios for the two Manufacturing Areas (65 percent) and the two Wholesale Areas (61 percent) are still lower; and

iv. In the "mixed" blocks, taken together, no one type of use accounts for as much as one-fourth of the total.



2. Selected functional area characteristics (cont'd):

b. To a degree, functional areas may be distinguished from each other in terms of average structural density as well (for definitions, see Table 3), even though density varies from block to block within each area, sometimes significantly:

i. The "net building bulk density" for the Survey Area as a whole may be represented as an average of 5.3 gross sq ft of accommodations (excluding basements) for every sq ft of lot area.

ii. Higher-than-average densities are to be found for the most part in the Office Areas, for which the corresponding ratio is 6.2. For the Downtown Office Area I, in fact, the average is as high as 8.0, and for eight of the forty-five downtown "office" blocks, the ratio exceeds 10.0. In only ten cases does a downtown "office" block have a net density of less than 5.5, and one of these is the block including the State House, an exceptional case in more than one respect.

iii. For the remainder of the Survey Area, the picture is reversed: it is the exceptional "retail" block, or "manufacturing" block, or "mixed" block which has a structural density of as much as 6.2. For a majority of the blocks falling outside the Office Areas, the ratio is between 4.0 and 5.5.

c. The actual distribution of accommodations into functional areas is a direct reflection of the foregoing relationships:

i. With 18.4 million sq ft of accommodations, or 34 percent of the total plant, the Office Areas account for a higher proportion of accommodations than land area. And nearly three-fourths of all the office space in the Survey Area is located in the 68 acres (net) taken up by these three Office Areas.

ii. Covering 67 acres (net), the four Retail Areas are nearly as extensive as the Office Areas. But with significantly lower structural densities as a rule, the Retail Areas account for only 28 percent of all inventoried space, or 15.1 million gross sq ft. Included in the total for Retail Areas, nevertheless, is 72 percent of all space used within the Survey Area by retail trade and consumer service establishments.

iii. By contrast, the Wholesale Areas and Manufacturing Areas are not only much less extensive, but are of less significance to the predominant uses concerned: Taken together, they cover only 38 acres net, and account for only 47 percent of all inventoried accommodations used by manufacturing and wholesale trade establishments.

iv. With the lowest average structural densities, the "mixed" blocks account for only 23 percent of all inventoried accommodations, even though their combined area of 61 acres (net) amounts to more than one-fourth of the Survey Area.





Chart I. DISTRIBUTION of GROSS ACCOMMODATIONS  
in BOSTON'S DOWNTOWN-BACK BAY BUSINESS DIS-  
TRICT (I) By Class of Construction Spring, 1953

FOR FIVE PRINCIPAL USE TYPES AND VACANT SPACE

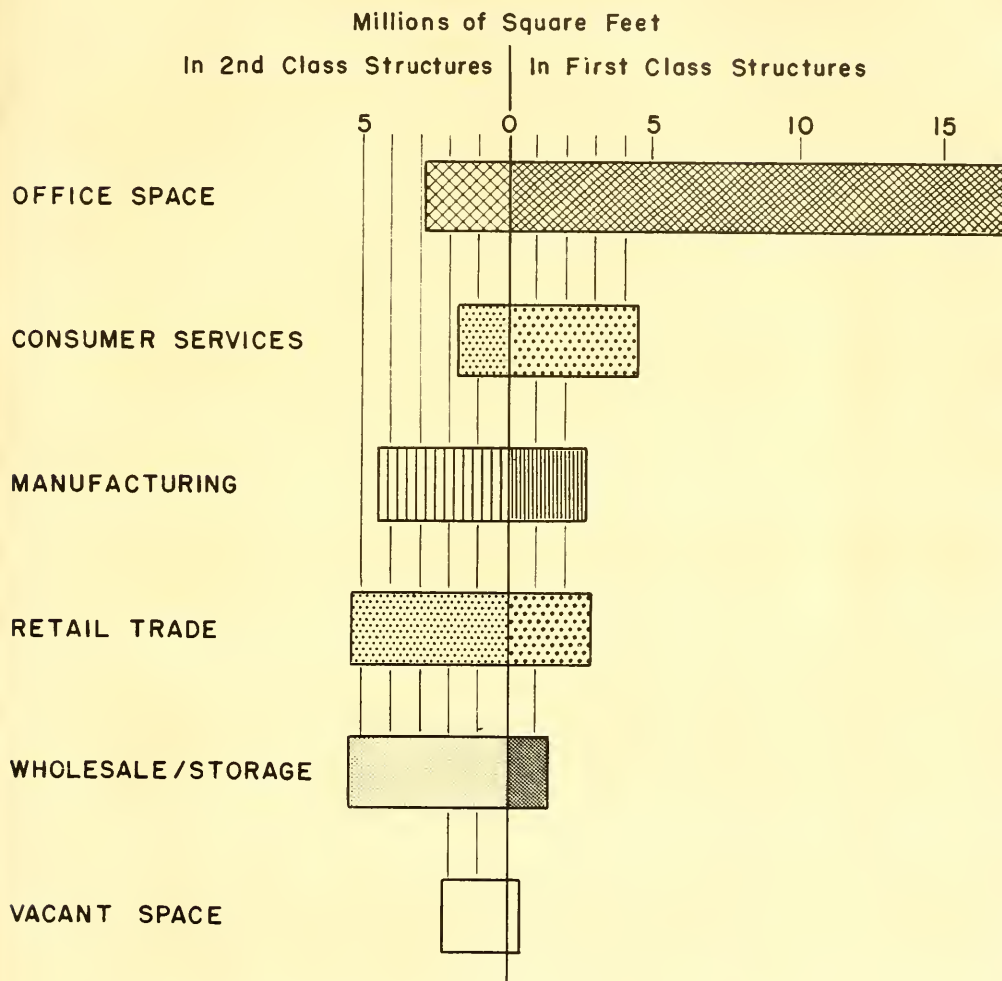






Table 1a. DISTRIBUTION of GROSS ACCOMMODATIONS (occupied and vacant) and NUMBER of ESTABLISHMENTS, By type of use and by class of construction - For the Survey Area (1): Spring, 1953

Occupancy, by class of construction (2)						
Use Type	All Structures		First Class		Second Class	
	# of estab	Gross accom(4)	# of estab(3)	Gross accom(4)	# of estab(3)	Gross accom(4)
<u>Total Accom.</u>		54,200		30,800		23,400
Residential		900		100		800
<u>Total Non-Res.</u>		53,300		30,700		22,600
Vacant(5)		2,700		500		2,200
<u>Total Occupied</u>	13,150	50,600	(7,700)	30,200	(5,450)	20,400
OFFICE SPACE	7,510	20,000	5,870	17,100	1,640	2,900
Banking	70	1,400	50	1,300	20	100
Insurance	280	3,600	220	3,200	60	400
Government (6)	--	3,300	--	3,100	--	200
Other	7,160	11,700	5,600	9,500	1,560	2,200
RETAIL TRADE	1,990	8,200	(600)	2,900	(1,390)	5,300
Gen. Merch.	13	2,000	(5)	900	(8)	1,100
Apparel	500	2,500	(170)	1,000	(330)	1,500
Furniture	170	1,200	(30)	400	(140)	800
Restaurant, etc.	450	1,100	90	200	360	900
Other	860	1,400	310	400	550	1,000
CONSUMER SERV.	1,130	6,100	(460)	4,400	(670)	1,700
Hotels	18	2,400	(11)	2,100	(7)	300
Amusements	50	1,400	(20)	1,000	(30)	400
Garages	13	1,000	12	1,000	1	Neg.
Other	1,050	1,300	420	300	630	1,000
WHOLESALE TRADE	1,210	6,100	320	1,200	890	4,900
WAREHOUSE STOR.	28	700	(3)	200	(25)	500
MANUFACTURING	1,190	7,100	400	2,600	790	4,500
PUBLIC UTIL.	16	800	13	700	3	100
INSTITUTIONAL	80	1,600	30	1,100	50	500

1. For footnotes, see over.



Table 1a. Footnotes:

1. For the extent of the area, see Map A. This area is taken to include all of the significant, contiguous, predominantly non-residential blocks of the Downtown-Back Bay business and industrial district, with the principal exception of the following: (a) the wharves (with 2,700,000 sq ft of accommodations - 60% of this second class construction, 60% given over to storage); and (b) North and South Stations and affiliated facilities (including nearly 600,000 sq ft of office space). Note, furthermore, that all land so far taken for the Central Artery also falls outside the Survey Area.
2. "First class" accommodations occupy buildings designated in the Sanborn Atlas as having "fire-proof construction." All other surveyed structures are included as "second class."
3. Actual counts as rounded to the nearest ten. Counts in parentheses include establishments occupying both types of structures. Note also that no establishment counts are included for government office space. (See Note 6, below.)
4. In thousands of sq ft. All totals exclude basement space, and are rounded to the nearest 100,000 sq ft. For the definition of "gross accommodations," see the General Notes following Table 4b.
5. Located vacancy falls into three main categories as follows: 700,000 sq ft of office space (about one-half in first class structures); 200,000 sq ft of ground floor shop space (all but a fraction of it in second class structures); and 1,800,000 sq ft of loft space (all but 140,000 sq ft in second class structures).
6. Government office space within the Survey Area is approximated as follows for the four principal categories: Federal: 1,300,000 sq ft (with an additional 200,000 sq ft in the U. S. Appraisers Stores and North Station office buildings); State: 1,100,000 sq ft (including MDC and MTA); County: 600,000 sq ft; and City: 300,000 sq ft. Establishment counts for government office space are not always practicable, and have therefore been omitted entirely.



Table 1b. GROSS ACCOMMODATION for the AVERAGE ESTABLISHMENT (1),  
By type of use and by class of construction -  
For the Survey Area: Spring, 1953

Averages, by class of construction

Use Type	All Structures		First Class		Second Class	
	# of estab	Gross accom per estab(3)	# of estab(2)	Gross accom per estab(3)	# of estab(2)	Gross accom per estab(3)
<u>Total occupied(1)</u>	13,144	3.3	(7,692)	3.1	(5,452)	3.6
OFFICE SPACE(1)	7,500	1.9	5,865	1.9	1,635	1.7
Banking	68	20.0	51	25.0	17	6.0
Insurance(1)	277	7.6	217	7.9	60	6.5
Other(1)	7,155	1.5	5,597	1.5	1,558	1.4
RETAIL TRADE(1)	1,994	3.4	(600)	3.2	(1,394)	3.5
Gen. Merch.(1)	12	72.0	4	60.0	8	78.0
Apparel(1)	493	4.1	(165)	(3.7)	(328)	(4.3)
Furniture, etc.	173	7.1	(28)	(13.6)	(145)	(5.9)
Restaurant, etc.	452	2.6	91	2.6	361	2.6
Other	864	1.7	312	1.5	552	1.8
CONSUMER SERV.	1,136	5.4	(465)	9.5	(671)	2.5
Hotels	18	132.0	(11)	(190.0)	(7)	(41.0)
Amusements	52	27.0	(20)	(50.0)	(32)	(13.0)
Garages	13	78.0	12	(83.0)	1	30.0
Other	1,053	1.2	422	0.8	631	1.5
WHOLESALE TRADE	1,206	5.1	321	3.9	885	5.5
WAREHOUSE STOR.	28	24.0	(3)	(73.0)	(25)	(18.0)
MANUFACTURING	1,185	6.0	399	6.6	786	5.7
PUBLIC UTIL.	16	52.0	13	59.0	3	20.0
INSTITUTIONAL	79	20.0	(26)	(41.0)	(53)	(9.0)

1. Excluding government office space, and the following exceptionally large establishments (with gross accommodation approximated, plus basement space)

Office space: John Hancock and New England Mutual life insurance companies (1,500,000 sq ft); and New England Tel and Tel (four establishments), United Shoe Machinery, and Stone and Webster (1,200,000 sq ft.).

Retail space: Jordan Marsh and Filene's (1,800,000 sq ft)

2. Actual counts. Those in parentheses include establishments occupying both types of structures.

3. In thousands of sq. ft. Averages in parentheses are less reliable owing to the circumstance cited in the previous note.









# MAP A: BOSTON'S DOWNTOWN-BACK BAY BUSINESS DISTRICT Spring 1953

Showing the Survey Area and its  
component Functional Areas

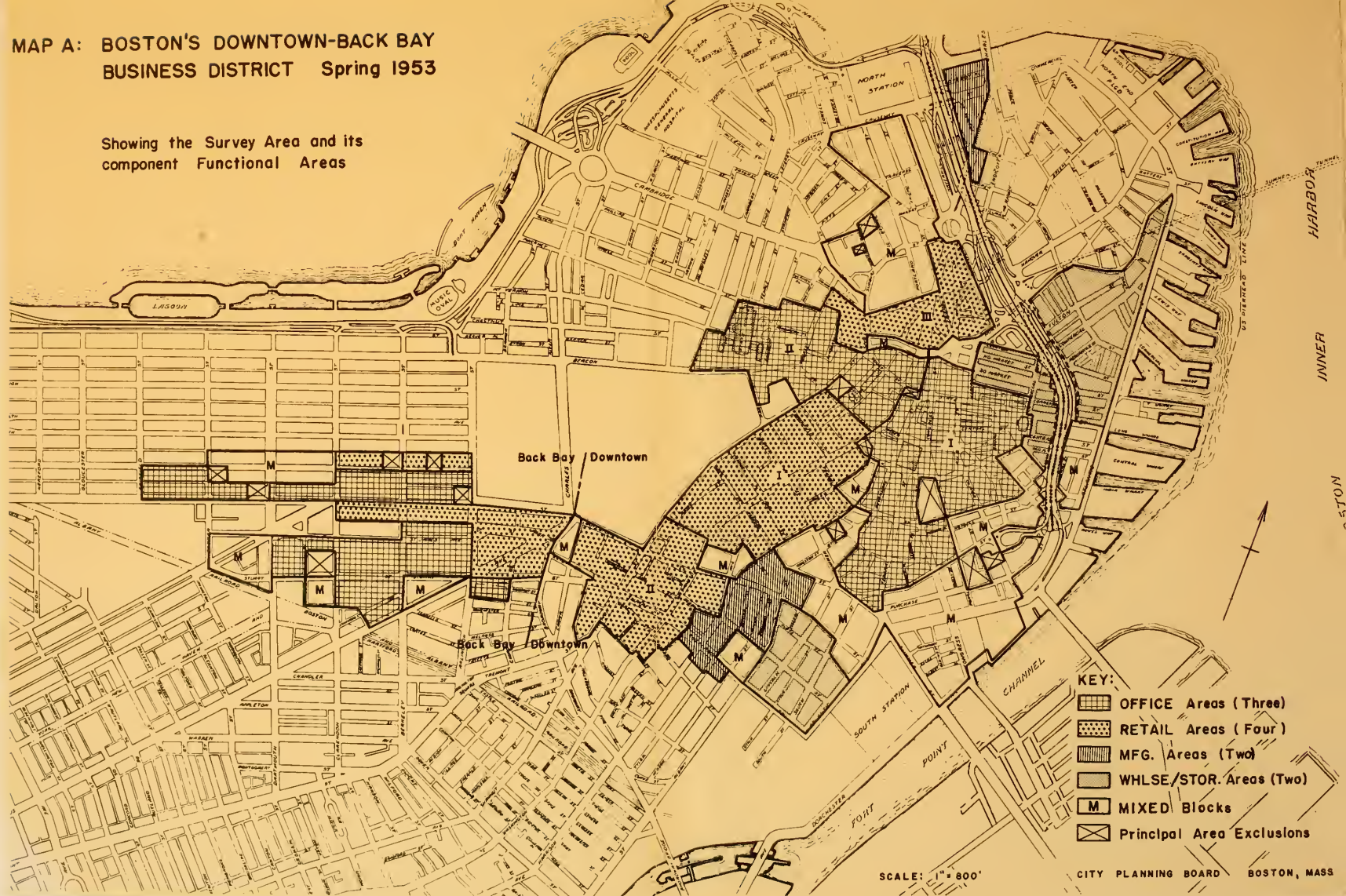




Table 2a. DISTRIBUTION of GROSS ACCOMMODATIONS, By type of use,  
by sub-district, and by functional area: Spring, 1953

Use Type	Survey Area	Gross accommodations, by area(1)					
		Sub-districts(2)			Functional Areas(3)		
		Downtown	Back Bay		Office Areas	Retail Areas	W/S & Mfg Blocks Areas
<u>Total Accom.</u>	54,250	45,070	9,180		18,420	15,130	8,160 12,540
Residential	880	500	380		180	140	220 340
<u>Total Non-Res.</u>	53,370	44,570	8,800		18,240	14,990	7,940 12,200
Vacant	2,750	2,420	330		510	840	310 1,090
<u>Total occupied</u>	50,620	42,150	8,470		17,730	14,150	7,630 11,110
OFFICE SPACE	19,960	15,370	4,590		14,600	2,450	500 2,410
RETAIL TRADE	8,240	7,130	1,110		1,040	5,910	260 1,030
CONSUMER SERV.	6,120	4,210	1,910		600	4,370	70 1,080
WHOLESALE/STOR.	6,800	6,700	100		140	320 3,510	2,830
MANUFACTURING	7,120	7,040	80		370	750 3,130	2,870
PUBLIC UTIL.	830	740	90		290	60 130	350
INSTITUTIONAL	1,550	960	590		690	290 30	540

1. In thousands of sq ft, rounded to the nearest 10,000 sq ft; for all structures and establishments; excluding basement space.
2. For the boundary between sub-districts, see Map A.
3. For functional area locations, see Map A. For each of the first three types, the characteristic use is by far the predominant use (see also Table 2b), and, with few exceptions, the street blocks in each have the character of the functional areas to which they have been assigned. Within the mixed blocks, on the other hand, no one type of use accounts for as much as 50% of all accommodations, with one result being that no one type accounts for as much as one-fourth of the accommodations in all these mixed blocks (see Table 2b.).

THE UNITED STATES OF AMERICA  
DO hereby certify that the following is a true and correct copy of the original as the same appears on the records of the Department of the Interior.

WITNESSETH my hand and the seal of the Department of the Interior at Washington, D.C., this 1st day of January, 1901.

JOHN W. FOSTER, Secretary of the Interior.

Approved: \_\_\_\_\_

Special Agent in Charge.

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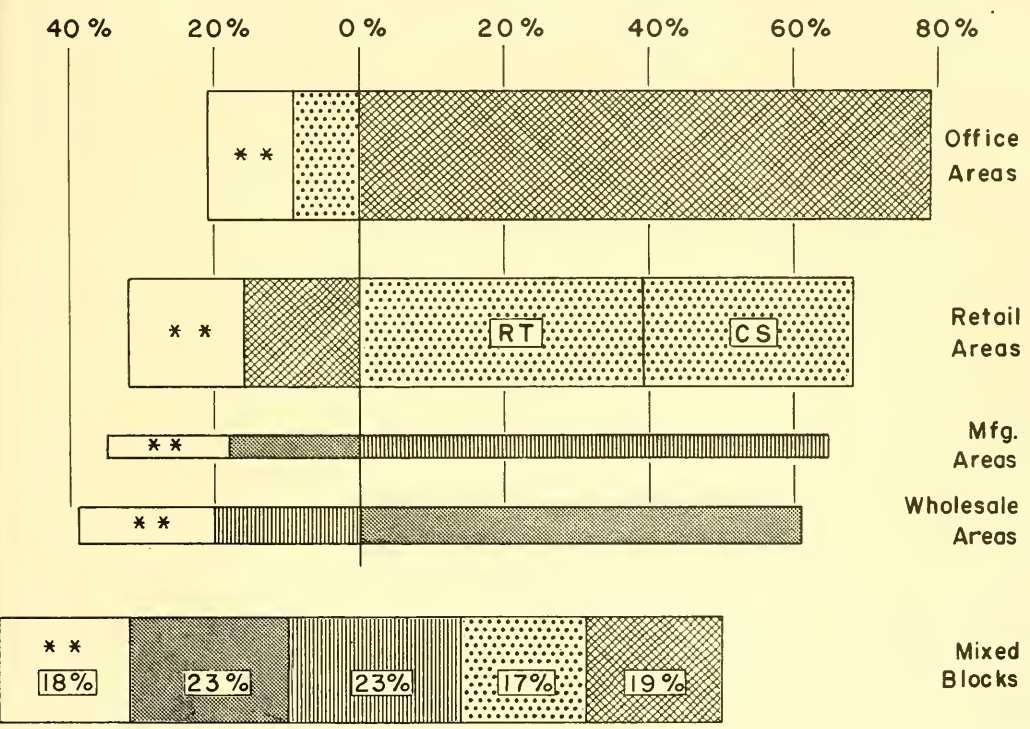
JOHN W. FOSTER, Secretary of the Interior.

Approved: \_\_\_\_\_  
Special Agent in Charge.



# Chart II. COMPOSITION of FUNCTIONAL AREAS in BOSTON'S DOWNTOWN-BACK BAY BUSINESS DISTRICT and Their Relative Importance Spring, 1953

Showing Predominance of the Distinguishing  
 Uses (\*), by Area (as Horizontal Percentages).



\* Key

Represents uses not otherwise specified, including vacancy and residential space. For detail, see Table 2b. □ Width of bar represents volume of accommodations (0.5" equals 10 million square feet).





Table 2b. COMPOSITION of FUNCTIONAL AREAS and SUB-DISTRICTS -  
Percent distribution of gross accommodations, by area;  
Spring, 1953

Use Type	Survey Area	Area percentages					
		Sub-districts			Functional Areas		
		Downtown	Back Bay	Bay	Office Areas	Retail Areas	W/S & Mixed Mfg Blocks Areas
<u>Total Accom.</u>	100	100	100	100	100	100	100
Residential	3	1	4	1	1	3	3
<u>Total Non-Res.</u>	97	99	96	99	99	97	97
Vacant	5	5	4	3	6	4	8
<u>Total occupied</u>	92	94	92	96	93	93	89
OFFICE SPACE	37	34	50	79	16	6	19
RETAIL TRADE	15	16	12	6	39	3	8
CONSUMER SERV.	11	9	21	3	29	1	9
WHOLESALE/STOR.	12	15	1	1	2	43	23
MANUFACTURING	13	16	1	2	5	38	23
PUBLIC UTIL.	1	2	1	2	Neg.	2	3
INSTITUTIONAL	3	2	6	3	2	Neg.	4

1. The first part of the report is a general introduction to the subject of the study. It is followed by a description of the methods used in the study. The third part of the report is a discussion of the results of the study. The fourth part of the report is a conclusion. The fifth part of the report is a list of references.

# REFERENCES

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129	130	131	132	133	134	135	136
137	138	139	140	141	142	143	144
145	146	147	148	149	150	151	152
153	154	155	156	157	158	159	160
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313	314	315	316	317	318	319	320
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345	346	347	348	349	350	351	352
353	354	355	356	357	358	359	360
361	362	363	364	365	366	367	368
369	370	371	372	373	374	375	376
377	378	379	380	381	382	383	384
385	386	387	388	389	390	391	392
393	394	395	396	397	398	399	400
401	402	403	404	405	406	407	408
409	410	411	412	413	414	415	416
417	418	419	420	421	422	423	424
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433	434	435	436	437	438	439	440
441	442	443	444	445	446	447	448
449	450	451	452	453	454	455	456
457	458	459	460	461	462	463	464
465	466	467	468	469	470	471	472
473	474	475	476	477	478	479	480
481	482	483	484	485	486	487	488
489	490	491	492	493	494	495	496
497	498	499	500	501	502	503	504
505	506	507	508	509	510	511	512
513	514	515	516	517	518	519	520
521	522	523	524	525	526	527	528
529	530	531	532	533	534	535	536
537	538	539	540	541	542	543	544
545	546	547	548	549	550	551	552
553	554	555	556	557	558	559	560
561	562	563	564	565	566	567	568
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585	586	587	588	589	590	591	592
593	594	595	596	597	598	599	600
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609	610	611	612	613	614	615	616
617	618	619	620	621	622	623	624
625	626	627	628	629	630	631	632
633	634	635	636	637	638	639	640
641	642	643	644	645	646	647	648
649	650	651	652	653	654	655	656
657	658	659	660	661	662	663	664
665	666	667	668	669	670	671	672
673	674	675	676	677	678	679	680
681	682	683	684	685	686	687	688
689	690	691	692	693	694	695	696
697	698	699	700	701	702	703	704
705	706	707	708	709	710	711	712
713	714	715	716	717	718	719	720
721	722	723	724	725	726	727	728
729	730	731	732	733	734	735	736
737	738	739	740	741	742	743	744
745	746	747	748	749	750	751	752
753	754	755	756	757	758	759	760
761	762	763	764	765	766	767	768
769	770	771	772	773	774	775	776
777	778	779	780	781	782	783	784
785	786	787	788	789	790	791	792
793	794	795	796	797	798	799	800
801	802	803	804	805	806	807	808
809	810	811	812	813	814	815	816
817	818	819	820	821	822	823	824
825	826	827	828	829	830	831	832
833	834	835	836	837	838	839	840
841	842	843	844	845	846	847	848
849	850	851	852	853	854	855	856
857	858	859	860	861	862	863	864
865	866	867	868	869	870	871	872
873	874	875	876	877	878	879	880
881	882	883	884	885	886	887	888
889	890	891	892	893	894	895	896
897	898	899	900	901	902	903	904
905	906	907	908	909	910	911	912
913	914	915	916	917	918	919	920
921	922	923	924	925	926	927	928
929	930	931	932	933	934	935	936
937	938	939	940	941	942	943	944
945	946	947	948	949	950	951	952
953	954	955	956	957	958	959	960
961	962	963	964	965	966	967	968
969	970	971	972	973	974	975	976
977	978	979	980	981	982	983	984
985	986	987	988	989	990	991	992
993	994	995	996	997	998	999	1000

Table 2c. AREA DISTRIBUTION of GROSS ACCOMMODATIONS - Percent distribution, by type of use: Spring, 1953

Area percentages							
Use Type	Survey Area	Sub-districts		Functional Areas			
		Downtown	Back Bay	Office Areas	Retail Areas	W/S & Mixed Mfg Blocks Areas	
<u>Total Accom.</u>	100	83	17	34	28	15	23
Residential	100	57	43	20	16	25	39
<u>Total Non-Res.</u>	100	84	16	34	28	15	23
Vacant	100	83	12	19	31	11	39
<u>Total occupied</u>	100	83	17	35	29	15	21
OFFICE SPACE	100	77	23	73	12	3	12
RETAIL TRADE	100	87	13	13	72	3	12
CONSUMER SERV.	100	69	31	10	71	1	18
WHOLESALE/STOR.	100	99	1	2	5	52	41
MANUFACTURING	100	99	1	5	11	44	40
PUBLIC UTIL.	100	89	11	35	7	16	42
INSTITUTIONAL	100	62	38	45	20	Neg.	35

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1961	12	101	102	103	104	105	106	107	108
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1964	3	125	126	127	128	129	130	131	132
1965	4	133	134	135	136	137	138	139	140
1966	5	141	142	143	144	145	146	147	148
1967	6	149	150	151	152	153	154	155	156
1968	7	157	158	159	160	161	162	163	164
1969	8	165	166	167	168	169	170	171	172
1970	9	173	174	175	176	177	178	179	180
1971	10	181	182	183	184	185	186	187	188
1972	11	189	190	191	192	193	194	195	196
1973	12	197	198	199	200	201	202	203	204
1974	1	205	206	207	208	209	210	211	212
1975	2	213	214	215	216	217	218	219	220
1976	3	221	222	223	224	225	226	227	228
1977	4	229	230	231	232	233	234	235	236
1978	5	237	238	239	240	241	242	243	244
1979	6	245	246	247	248	249	250	251	252
1980	7	253	254	255	256	257	258	259	260
1981	8	261	262	263	264	265	266	267	268
1982	9	269	270	271	272	273	274	275	276
1983	10	277	278	279	280	281	282	283	284
1984	11	285	286	287	288	289	290	291	292
1985	12	293	294	295	296	297	298	299	300

Table 3. SELECTED FUNCTIONAL AREA CHARACTERISTICS - Net and gross built-up areas and structural densities, and gross accommodations, by type of functional area and by sub-district: Spring, 1953

Functional Areas and Sub-districts	Built-up area(1) (in acres)		Structural densities(2)		Gross accom(3)
	Gross	Net	Gross	Net	
<u>Survey Area</u>	377	234	3.3	5.3	54,250
Downtown	303	190	3.4	5.4	45,070
Back Bay	74	44	2.9	4.8	9,180
OFFICE AREAS	107	68	3.9	6.2	18,420
Downtown	74	47	4.3	6.7	13,850
Back Bay	33	21	3.2	5.1	4,570
RETAIL AREAS	102	67	3.4	5.2	15,130
Downtown	80	54	3.5	5.1	12,120
Back Bay	22	13	3.1	5.5	3,010
W/S and MFG (Dt)	67	38	2.8	4.9	8,160
MIXED BLOCKS	101	61	2.9	4.7	12,540
Downtown	82	51	3.0	5.0	10,940
Back Bay	19	10	2.0	3.6	1,600

1. The "net" built-up area: the area of property holdings (as recorded in the Bromley Atlas) making up the street blocks within the Survey Area, with the following principal exceptions - (a) significant instances of open-space (parking space, for the most part, but also building sites, gas stations, cemeteries, etc); and (b) the sites of most churches and historic shrines within the Survey Area.

The "gross" built-up area includes the following as well as the "net" area as described above: street area to the center line fronting on all the property included within the "net" area.

Also excluded from both "net" and "gross" areas: (a) those blocks within the outside boundaries of the Survey Area which have no occupied structures at present (e.g. the block between Congress, Franklin, Pearl, and Milk); and (b) squares whose street area would be inappropriately assigned to fronting street blocks (e.g. Park Square).

Altogether, the excluded areas amount to an additional 49 acres gross (31 acres net), of which parking space accounts for 30 acres gross (and 21 acres net).

2. For footnote, see over.

1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

• *Journal of the American Medical Association* 1997;277:1001-1005.



Table 3. Footnotes (cont'd)

2. The "net" structural density represents gross accommodations (excluding basement space) divided by the "net" built-up area; while "gross" structural density represents gross accommodations (excluding basement space) divided by the "gross" built-up area. These relationships may also be referred to as "building bulk ratios" (net and gross).
3. In thousands of sq ft, rounded to the nearest 10,000 sq ft; for all structures and establishments; excluding basement space.



Table 4a. SUMMARY for the OFFICE AREAS - Net and gross built-up areas and densities, and gross accommodations by type of use: Spring, 1953

	Selected data, by area				
	All Office Areas	Downtown Office Areas(1)			Back Bay Office Area
		Total	I	II	
<u>Areas, in acres(2):</u>					
Gross	107	74	46	28	33
Net	68	47	27	20	21
<u>Densities (2):</u>					
Gross	3.9	4.3	4.6	3.6	3.2
Net	6.2	6.7	8.0	5.0	5.1
<u>Accommodations(3):</u>					
Total	18,420	13,850	9,410	4,440	4,570
Residential	180	90	--	90	90
Total non-res.	18,240	13,760	9,410	4,350	4,480
Vacant	510	390	290	100	120
Total occupied	17,730	13,370	9,120	4,250	4,360
OFFICE SPACE	14,600	11,190	7,820	3,370	3,410
RETAIL TRADE	1,040	580	290	290	460
CONSUMER SERV.	600	480	180	300	120
WHOLESALE/STOR.	140	130	130	--	10
MANUFACTURING	370	340	250	90	30
PUBLIC UTIL.	290	200	200	--	90
INSTITUTIONAL	690	450	250	200	240

1. For the boundary between the two sections of the Downtown Office Area, see Map A.
2. For definitions, see footnotes 1 and 2 for Table 3.
3. In thousands of sq ft, rounded to the nearest 10,000 sq ft; for all structures and establishments; excluding basement space.

The following information was obtained from the records of the  
 Bureau of the Census, Department of Commerce, Washington, D.C.  
 for the year 1954.

Summary of the data

Year	Total population		Total population		Total population
	1950	1954	1950	1954	
1	100	100	100	100	100
2	100	100	100	100	100
3	100	100	100	100	100
4	100	100	100	100	100
5	100	100	100	100	100
6	100	100	100	100	100
7	100	100	100	100	100
8	100	100	100	100	100
9	100	100	100	100	100
10	100	100	100	100	100
11	100	100	100	100	100
12	100	100	100	100	100
13	100	100	100	100	100
14	100	100	100	100	100
15	100	100	100	100	100
16	100	100	100	100	100
17	100	100	100	100	100
18	100	100	100	100	100
19	100	100	100	100	100
20	100	100	100	100	100
21	100	100	100	100	100
22	100	100	100	100	100
23	100	100	100	100	100
24	100	100	100	100	100
25	100	100	100	100	100
26	100	100	100	100	100
27	100	100	100	100	100
28	100	100	100	100	100
29	100	100	100	100	100
30	100	100	100	100	100
31	100	100	100	100	100
32	100	100	100	100	100
33	100	100	100	100	100
34	100	100	100	100	100
35	100	100	100	100	100
36	100	100	100	100	100
37	100	100	100	100	100
38	100	100	100	100	100
39	100	100	100	100	100
40	100	100	100	100	100
41	100	100	100	100	100
42	100	100	100	100	100
43	100	100	100	100	100
44	100	100	100	100	100
45	100	100	100	100	100
46	100	100	100	100	100
47	100	100	100	100	100
48	100	100	100	100	100
49	100	100	100	100	100
50	100	100	100	100	100
51	100	100	100	100	100
52	100	100	100	100	100
53	100	100	100	100	100
54	100	100	100	100	100
55	100	100	100	100	100
56	100	100	100	100	100
57	100	100	100	100	100
58	100	100	100	100	100
59	100	100	100	100	100
60	100	100	100	100	100
61	100	100	100	100	100
62	100	100	100	100	100
63	100	100	100	100	100
64	100	100	100	100	100
65	100	100	100	100	100
66	100	100	100	100	100
67	100	100	100	100	100
68	100	100	100	100	100
69	100	100	100	100	100
70	100	100	100	100	100
71	100	100	100	100	100
72	100	100	100	100	100
73	100	100	100	100	100
74	100	100	100	100	100
75	100	100	100	100	100
76	100	100	100	100	100
77	100	100	100	100	100
78	100	100	100	100	100
79	100	100	100	100	100
80	100	100	100	100	100
81	100	100	100	100	100
82	100	100	100	100	100
83	100	100	100	100	100
84	100	100	100	100	100
85	100	100	100	100	100
86	100	100	100	100	100
87	100	100	100	100	100
88	100	100	100	100	100
89	100	100	100	100	100
90	100	100	100	100	100
91	100	100	100	100	100
92	100	100	100	100	100
93	100	100	100	100	100
94	100	100	100	100	100
95	100	100	100	100	100
96	100	100	100	100	100
97	100	100	100	100	100
98	100	100	100	100	100
99	100	100	100	100	100
100	100	100	100	100	100

The following information was obtained from the records of the  
 Bureau of the Census, Department of Commerce, Washington, D.C.  
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 for the year 1954.

Chart III.

COMPOSITION of RETAIL AREAS in BOSTON'S DOWNTOWN-BACK BAY BUSINESS DISTRICT and Their Relative Importance

Spring, 1953

Showing the Predominance of Space in Retail Trade and Consumer Services, by Area (as horizontal percentages).

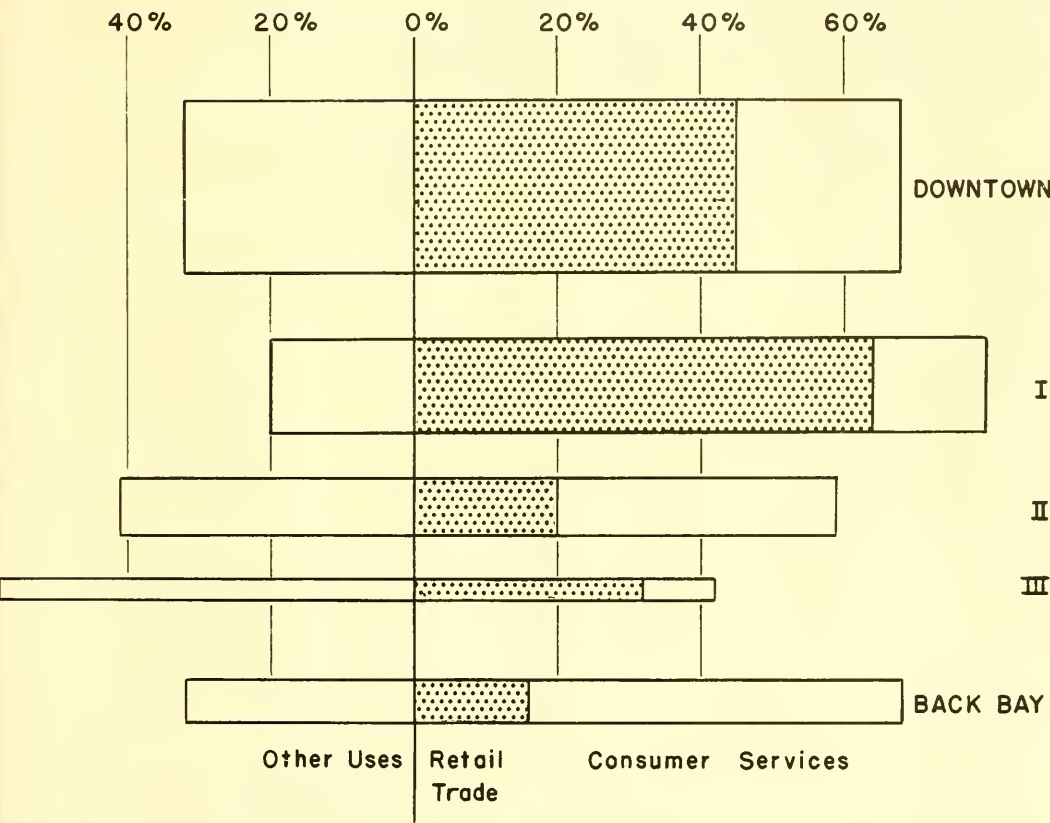






Table 4b. SUMMARY for the RETAIL AREAS - Net and gross built-up areas and densities, and gross accommodations by type of use: Spring, 1953

Selected data, by area						
<u>Areas, in acres</u> (2):	All Retail Areas	Downtown Retail Areas(1)				Back Bay Retail Area
		Total	I	II	III	
Gross	102	80	38	27	15	22
Net	67	54	27	19	8	13
<u>Densities</u> (2):						
Gross	3.4	3.5	3.9	3.5	2.3	3.1
Net	5.2	5.1	5.5	5.1	3.8	5.5
<u>Accommodations</u> (3):						
Total	15,130	12,120	6,510	4,170	1,440	3,010
Residential	140	120	--	50	70	20
Total non-res.	14,990	12,000	6,510	4,120	1,370	2,990
Vacant	840	730	240	210	280	110
Total occupied	14,150	11,270	6,270	3,910	1,090	2,880
OFFICE SPACE	2,450	1,620	650	860	110	830
RETAIL TRADE	5,910	5,440	4,140	840	460	470
CONSUMER SERV.	4,370	2,800	1,010	1,640	150	1,570
WHOLESALE/STOR.	320	320	110	40	170	--
MANUFACTURING	750	750	230	320	200	--
PUBLIC UTIL.	60	60	--	60	--	--
INSTITUTIONAL	290	280	130	150	--	10

1. For the location of the three sections of the Downtown Retail Area, see Map A.
2. For definitions, see footnotes 1 and 2 for Table 3.
3. In thousands of sq ft., rounded to the nearest 10,000 sq ft; for all structures and establishments; excluding basement space.



## GENERAL NOTES ON METHODS AND TERMS

### A. Accommodations and number of establishments as inventoried

1. The basic inventory procedure was that which applied to all but the larger office buildings in multiple occupancy.

#### The principal steps involved:

a. The field survey, which was conducted to locate establishments within the structures inventoried, and to assign preliminary use classifications.

At this point, their location was expressed simply in terms of floors occupied of a given structure, in so far as this could be established by inspection and occasional inquiry. Structural vacancy was also located simultaneously, subject to the same reservations. This approach was carried through structure-by-structure for each of the street blocks of the Survey Area, office buildings excepted.

b. Application of the secondary sources necessary to convert the field reports into a reasonably accurate accounting of (i) floor space occupied (or vacant), (ii) the number of establishments involved, and (iii) function being served respectively.

#### The nature of the results:

Section B (below) treats the classification of space (and establishments) by type of use or function. The description of terms immediately following will, therefore, be concerned especially with the treatment of space occupied and the establishment counts:

a. "Space occupied" (whether developed for individual establishments or groups of related establishments) was approximated by multiplying (i) the area of building coverage at the ground level, by (ii) the number of floors used by the establishment(s) in question. The Bromley Atlas was the basic source on lot area; the field survey was the basic source on number of floors to be assigned (or fractions thereof); and adjustments reflecting structural irregularities were as scaled off in the Sanborn Atlas. Accordingly, the floor areas thus developed include wall space and everything within (hall space, stair wells, elevator shafts, etc, as well as the rentable or "net" space). For this reason, these areas have been referred to as "gross accommodations" throughout the accompanying summary tables and exhibits. The same procedures (and reservations) apply to inventoried vacant space.

A reasonably reliable basis for approximating "net" space for office buildings was established in the course of the inventory (see below). But since this has still not been established for a sufficient number of buildings of all types, no attempt has been made to convert the entire inventory into "net" as well as "gross."



GENERAL NOTES (cont'd):

For certain classes of buildings, the "gross accommodations" figures as developed include more than usable floor-space in another sense: a theatre with the main hall rising to a height of three stories, for example, was inventoried as a three-story structure. This usage was introduced in order that comparable, above-ground "building bulk (density) ratios" could be developed.

An effort was made to inventory the volume of basement space in use, but the overall results are too inconclusive to justify treatment in the accompanying summary. All basement space has, therefore, been excluded throughout, even though this type of accommodation is significant for certain types of functions (eg, banks, and most types of retail establishments).

b. When a given structure was occupied by more than one establishment, the basic source on number of establishments was Polk's Directory (1932), in so far as it was impracticable to account for this in the field. In counting establishments in such structures, frequent use was also made of the current telephone directory to insure the proper handling of establishments given more than one entry in the Directory.

2. The inventory of the larger office buildings in multiple use relied, understandably, less on inspection than on personal interview with managers and building superintendents.

Principal purpose of this approach was to obtain authoritative figures on current vacancy, if any, and to find out how much space was being used by banks, government agencies, and significant instances of non-office use, if any. Since the data on vacancy and selected types of occupants were ordinarily supplied in terms of "net" or rentable space occupied, the building's total "net" space was also obtained in most cases in order that "net" could be converted to a "gross" basis comparable with occupancy figures developed for other structures.

As a by-product of this approach, it can be said with some reliability that "net" or rentable space represents about 75 percent of "gross" for office buildings, and hence that rentable (or usable) office space (and vacant office space) is actually correspondingly less than the "gross accommodations" referred to elsewhere in the summary report.

Otherwise, however, the inventory of office buildings followed the basic procedure previously described: "gross accommodations" figures were derived with the use of Bromley and Sanborn; the number of establishments were as reported in Polk's Directory; etc.

3. Much of the government office space was located in the course of the inventory of office buildings as described above. As a cross check, however, and to fill out this aspect of the inventory, space-occupied data were also obtained from the two agencies responsible, respectively, for renting Federal and State office space in this area.





GENERAL NOTES (cont'd):

B. Classification of establishments by function, or type of space-use

1. As a general rule, establishments are classified in terms of their respective basic functions. All the space used by a retail furniture store, for example, is classified as "retail" even though much of its accommodation is given over to storage space. The distinction between types of space-use within a given establishment has been made only in exceptional instances (eg, the distinction between the office space and the exchange space within the New England Tel and Tel Building at 185 Franklin).

Polk's Directory and the current telephone directory were basic sources in assigning classification to establishments whose function was otherwise in doubt.

2. More specifically, the following notes are meant to clarify the make-up of the categories (as employed in Table 1) which may not be found self-explanatory:

OFFICE SPACE

Banking: Stock brokers, et al, have in most cases been treated as "Other" (office space).

Insurance: Reported accommodations are those of the larger establishments which either have their own building, or whose space could be reliably approximated without extensive inquiry. The establishment count is probably conservative, on other words, although it is not likely that the insurance space not separated from "Other" would add much relatively to the total specified.

Government: Includes approximations for public buildings as well as space rented in private buildings. Government service establishments such as post offices, fire stations, et al, are classified as "INSTITUTIONAL."

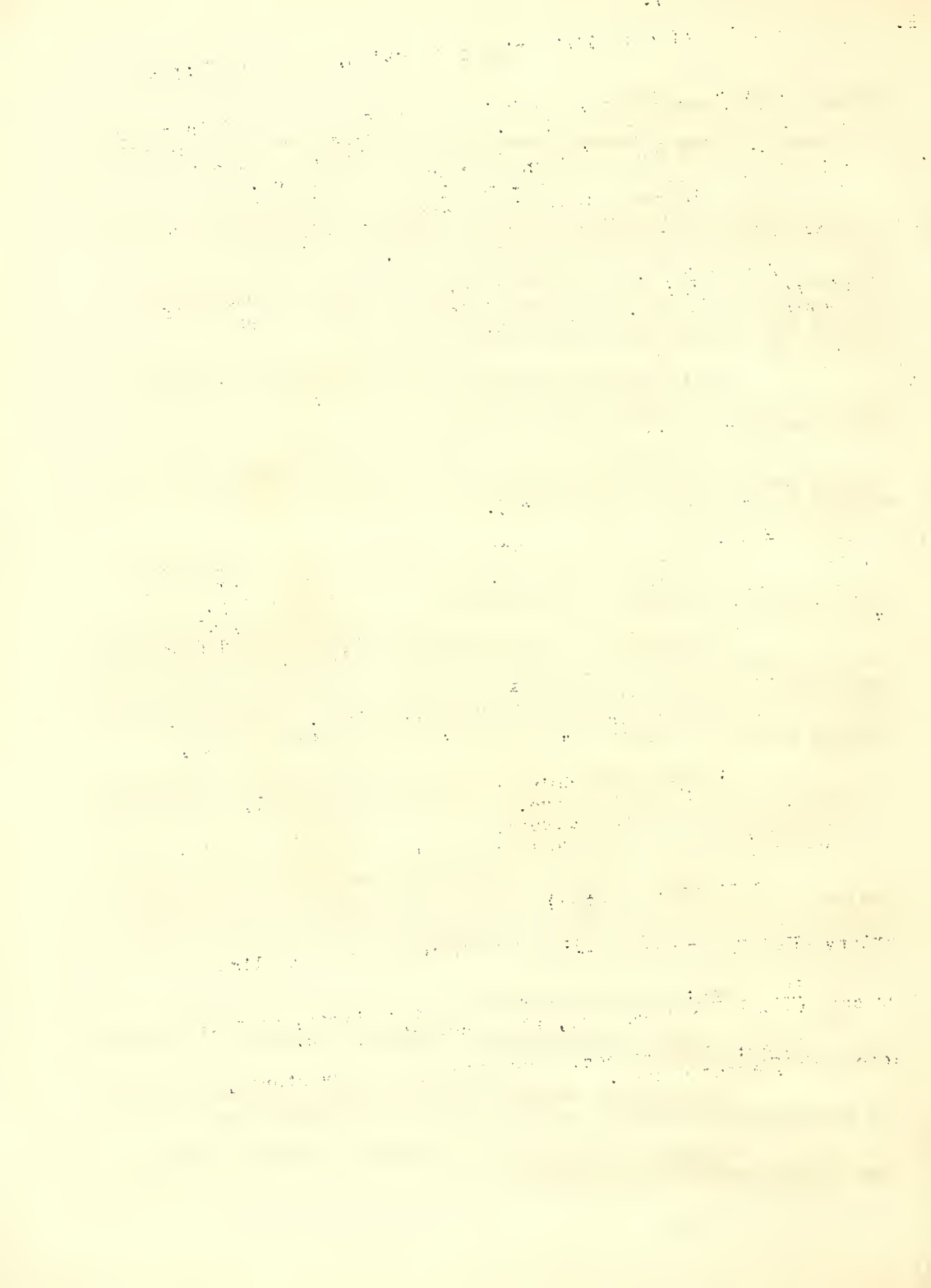
Other: Includes administrative, professional, and business offices other than the above. Among the more important sub-groups: lawyers, doctors, realtors, wholesalers without stocks (eg, wool brokers), accountants, manufacturers' agents and other types of sales representatives.

RETAIL TRADE (selected)

General merchandise: Department stores, and limited-price variety stores.

Furniture: Hardware and appliances stores, as well as stores specializing in furniture, floor coverings, etc.

Other: Food stores, drug stores, jewelry stores, and tobacco shops, among others.



GENERAL NOTES (cont'd):

CONSUMER SERVICES (selected)

Amusements: Theatres, for the most part, although bowling alleys, pool halls, and night clubs are also included.

Other: Beauty parlors, barber shops, dry cleaners, tailors, cobblers, radio (and other types of) repair shops, et al.

WHOLESALE TRADE

Establishments engaged in the actual physical storage and handling of goods in the performance of the wholesale function. Most of these are in produce and leather, although clothing, furniture, and jewelry are also important lines. Wholesalers without stocks on hand (eg, wool brokers) are generally treated as occupants of office space.

WAREHOUSE STORAGE

Generally restricted to establishments performing the storage function as such (eg, the Quincy Market Cold Storage Warehouses).

MANUFACTURING

Establishments actually engaged in manufacturing on the premises. Clothing, printing, and food products are the most important sub-groups. Manufacturers' agents are generally treated as occupying office space.

PUBLIC UTILITIES

Telephone exchanges and electric company substations, for the most part.

INSTITUTIONAL

Churches, government service establishments (eg, fire stations, post offices), and historic structures, for the most part, although many of these have been excluded from the inventory entirely. (See Map A.)



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